

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9827 American Electrottype Company, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on November 13, 1968.

EFFECTIVE DATE OF ORDER - November 26, 1968.

ORDERED:

That the appeal for permission to establish auto repair shop at 1424 Florida Avenue, N.E., lot 82, Square 4068, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The property is improved with a single story building 48 feet wide by approximately 90 feet deep.
3. It is proposed to use the property for the removal, replacement and repair of automobile transmissions.
4. The building has had heavy industrial use for approximately 25 years.
5. Access to drive-in parking shall be from the Florida Avenue entrance to the property and from the east side of the building.
6. A five-year lease with a five-year option has been entered by the appellant to secure the property immediately adjacent to the subject property on the east in order to provide drive-in parking for approximately 50 to 80 automobiles.
7. Opposition to the granting of this appeal was registered at the public hearing. The Department of Highways and Traffic offers no objection to the granting of this appeal.

OPINION:

We are of the opinion that the proposed use to make automobile repairs will not affect adversely the present character and future development of the neighborhood. Nor will such use substantially impair the integrity, purpose and intent of the Zoning Regulations.


This Order shall be subject to the following conditions:

- a. The appellant must present a copy of the certificate of occupancy for the prior use of the premises.
- b. A chain link fence shall be erected across the back of both lots to prevent access from the adjoining alley.
- c. No vehicles shall be parked in the public space.
- d. No body or fender repair for automobiles shall be conducted on the premises.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS DURING A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.